

Minutes of the Redevelopment Agency of Murray City held Tuesday, April 11, 2006 in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Attendance:

Jim Brass	Jan Wells	Carol Heales
Robbie Robertson	Frank Nakamura	Chris Nolan
Krista Dunn	Keith Snarr	Gerry Tully
Pat Griffiths	Don Whetzel	Scott Baker
Mayor Dan Snarr	Josh Yost	Cathy McKittrick
Shannon Jacobs	Phil Markham	

1. Aproval of Minutes for February 28, 2006.

Motion by Krista Dunn

Seconded by Pat Griffiths

4 Ayes

0 Nays

2. Consider a request by Realty Funding Company to purchase a .12 acre parcel of Murray City Redevelopment land at 24 West 4th Avenue.

Keith Snarr reviewed the request. Realty Funding Company is planning for the construction of a medical office building on the adjoining property and desire to acquire more property to enlarge their project. The Redevelopment Agency typically goes through a public hearing to surplus property. It is the Board's decision to surplus the property and schedule a hearing. Concerns from staff include maintaining control of development in the area through ownership of the parcel. The area is also directly in the path of possible alignments for the northern extension of Cottonwood Street.

Jim Brass agreed that the concern about the Cottonwood Street alignment is a very legitimate issue.

Krista Dunn voiced her agreement, as did Pat Griffiths and Robbie Robertson.

Keith Snarr mentioned the increased interest in property in the area and the need to move forward with an Environmental Impact Study to analyze the road alignment in the area.

Jim Brass expressed his desire to leave further consideration until after the adoption of the Transportation Master Plan. The other Board members concurred. No action was taken at this time.

3. Review of the environmental remediation monitoring of the Quality Oil site.

Frank Nakamura reviewed the history of the site. Environmental groundwater monitoring has been conducted in the area for a long period of time. The Utah State Department of Environmental Quality has expressed concern over the progress of cleanup on the site. IHI Environmental was contracted to coordinate with the DEQ and study the options for completing remediation of the site.

Chris Nolan from IHI Environmental reviewed previous action on the site. The contamination in the soil on the site has not biodegraded in a time period that it typically would. The groundwater contamination has not changed in the last 10 years. Some aspect of the site has trapped the contamination and prevented natural biodegradation.

The recommendation from IHI Environmental involves removing the soil directly from the contaminated site and back filling the excavated area. The contaminated soil would be removed to the Public Services yard where it would be spread out to stimulate natural bacterial digestion of the contaminants after which it could be used as clean fill. It was suggested that Murray City Public Works could conduct the remediation under supervision at a much reduced cost.

Krista Dunn asked Phil Markham if city crews would be available to perform the suggested work.

Phil Markham answered that it would be no problem at all and that city crews could easily handle this project. His only concern is the precautions that would need to be taken concerning the sewer line.

Jim Brass stated that this proposal is worth pursuing.

The RDA Board directed IHI to move forward with developing the action plan and to provide a cost estimate for the project.

Krista Dunn made a motion to direct IHI to move forward.

Seconded by Pat Griffiths

4 Ayes

0 Nays

4. Review of Statements of Qualifications received for a redevelopment consultant for the Fireclay Redevelopment Project Area and determine a short list of firms.

Keith Snarr reviewed the received proposals. Proposals were received from PSOMAS, Wikstrom Economic and Planning, Stainback Public/Private Real Estate (SPPRE), the Economic Development Team (EDT) and Edward Probyn James. Evaluation sheets were distributed to each reviewer. With only five respondents, the question is whether all five be invited to interviews or should the list be shortened further. Each respondent should

be allowed 45 minutes to present and respond to questions. Keith suggested that the interviews be conducted in a private meeting and that the final selection be made in a public meeting.

Frank Nakamura stated that he saw no problem with conducting the interviews in a public meeting and that when there is a question the decision always errs on the side of an open meeting.

The RDA Board was in favor of interviewing all five respondents.

Decision on the date for the interviews will be postponed until the schedules of all five board members could be coordinated.

6. Additional Business

Keith Snarr reviewed issues concerning the request of tax increment from the Smelter Site RDA District. It has been determined that the current request for tax increment be rescinded and postponed until the hospital facility is operating and the maximum tax increment can be drawn down.